

# HISTORIC DISTRICT COMMISSION

## Special Meeting Minutes

September 21, 2011

### CALL TO ORDER:

Mr. Mike Troutman, Chairperson called the meeting to order at 4:00 p.m.

### ATTENDANCE:

**Members Present:** Dan Buscher Kurt Thornton  
Heather Lane-Fowler Mike Troutman  
Doug Sofia

**Members Excused:** Glen Harris and Susan Baldwin (Commission Liaison)

**Staff Present:** Eileen Wicklund, City Attorney  
Susan Bedsole, License and Compliance Director  
Glenn Perian, Senior Planner  
Leona Parrish, Admin. Assistant

### NEW BUSINESS:

- a. **116 Frelinghuysen Avenue:** Application submitted by Mr. Chris Lussier, City of Battle Creek NSP2 Grant Coordinator requesting a certificate of appropriateness to allow for the rehabilitation of this property for the repair of front door; rebuild chimney; replace vinyl siding; replace front wood columns; new porch railing; and new detached 24 x 24 garage and driveway to the rear of property.

Ms. Susan Bedsole came forward to speak stating she thanked the commission for holding this special meeting to review this application and apologized for the misunderstanding of timeline for work being done as it was due to communication error.

Mr. Kim Tuck was present on behalf of the City of Battle Creek; stated this was previously a two-family rental property and that State Historic Preservation Office had provided a document stating that the proposed renovation will not have an adverse effect on the property.

Mr. Tuck noted the repair/renovation includes:

1. Retain stone and replace front columns as they are non-salvageable.
2. Will keep the aluminum soffit and remove aluminum siding with new tan siding.
3. Replace roof with brown to match the accent color of soffit and siding
4. Add new 24 x 24 detached garage in rear of property (noted the original garage had been removed years ago).
5. Add new driveway for garage access.
6. Add new windows as old had been broken out by vandals.

Mr. Kurt Thornton referenced the page in the application regarding interior lighting to be installed, that the referenced quantity did not match. Mr. Kim Tuck stated it was a typo error as the report was rushed to have done and will be doing the interior kitchen.

Ms. Heather Lane-Fowler asked if this was going to be for Single Family Residential. Mr. Tuck stated yes.

**MOTION WAS MADE BY MR. KURT THORNTON TO APPROVE THE APPLICATION AS SUBMITTED FOR A CERTIFICATE OF APPROPRIATENESS FOR REPAIR/RENOVATION OF 116 FRELINGHUYSEN AVENUE AS IT MEETS THE SECRETARY OF INTERIORS STANDARD AS OUTLINED IN CHAPTER 1470.09, AND CHAPTER 1470.17; SECONDED BY MR. DAN BUSCHER.**

**ALL IN FAVOR, NONE OPPOSED MOTION; MOTION CARRIED.**

Mr. Kim Tuck invited the commission members to come to some of the open houses and see the renovations as some are very impressive such as one home on Chestnut Street and College Street; noted they also have 26 other properties.

Ms. Heather Lane-Fowler asked how these homes would be sold. Mr. Tuck stated Troxel Reality will be selling them and plan to do them in October.

**PUBLIC COMMENTS:** None

**COMMENTS FROM COMMISSION MEMBERS AND STAFF:**

Mr. Kurt Thornton noted the HDC application notes the location for meetings as being held at Commerce Pointe, and could be confusing to applicants. It was noted that all applicants receive a meeting packet that include a formal letter, along with the agenda and staff report that inform them of the date, time and location of the meeting that they are to attend.

**ADJOURNMENT:**

Mr. Mike Troutman, Chairperson adjourned meeting at 4:12 p.m.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department